



TOWN OF LOS GATOS
HOUSING ELEMENT ADVISORY
BOARD REPORT

MEETING DATE: 06/16/2021

ITEM NO: 1

DRAFT MINUTES OF THE HOUSING ELEMENT ADVISORY BOARD
May 5, 2022

The Housing Element Advisory Board of the Town of Los Gatos conducted a Regular Meeting on May 5, 2022, at 7:00 p.m., via teleconference.

This meeting was conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting was not physically open to the public and the Advisory Board Members were teleconferencing from remote locations. Members of the public were able to participate in the meeting by joining the Zoom webinar (log in information provided below).

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen; Vice Chair Kathryn Janoff; Vice Mayor Maria Ristow; Council Member Marico Sayoc; Board Member Randi Chen; Board Member Todd Jarvis; Board Member Joseph Mannina; Board Member Rob Moore; Board Member Steven Piasecki; Commissioner Emily Thomas and Board Member Ryan Rosenberg.

Absent: Board Member Adam Mayer.

Staff present: Erin Walters; Jocelyn Shoopman; Jennifer Armer; and Joel Paulson.

VERBAL COMMUNICATIONS

Kylie Clark

Los Gatos Resident, Public Policy Coordinator at West Valley Community Services (WVCS) and Los Gatos Planning Commissioner. Not speaking in the capacity of a Planning Commissioner. Thanked the Board for their time and dedication. WVCS is excited to be involved with the Housing Element process. Looks forward to connecting the Board with their clients who fall under a variety of protected classes and groups who are in particular need of housing. WVCS has been working with the consultants, EMC, and have been conducting a Housing Element survey of their clients. WVCS is available to support the Board and can help by leveraging their community connections and clients.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – April 21, 2022

MOTION: **Motion by Vice Mayor Ristow** to approve adoption of the Consent Calendar. **Seconded by Board Member Chen.**

VOTE: **Motion passed unanimously.**

DISCUSSION ITEMS

2. Continuing the Review and Discussion of the Housing Element Site Inventory Presentation by Jocelyn Shoopman.

Housing Element Advisory Board (HEAB) member's comments and questions:

- One "no interest" form has been received from the Old Courthouse property;
- Does the fact that the Town has not met their past RHNA allocations consistently effect approval of the current Housing Element;
- What is the HEAB's purview on changing zoning;
- Should the HEAB keep more sites in the site inventory in case HCD does not accept certain sites;
- Should the HEAB worry about whether HCD will accept the sites;
- Did all the sites get accepted in the last Housing Element cycle;
- Will additional information regarding each site be provided at the next meeting including zoning, density, and possible number of units;
- At the last meeting HEAB reviewed and discussed the first half the Draft Site Inventory;
- The HEAB's mission tonight is to identify the sites to recommend to Council in June;
- At the last meeting the HEAB added a number of additional sites to the inventory;
- At the next meeting the HEAB may want to consider removing some sites to be used for the next RHNA cycle; and
- Encouraged the public to use the Balancing Act Tool on the Housing Element website.

The Committee continued the discussion of the draft sites included in the Site Inventory list and provided the following feedback:

Lark Avenue District

- Keep the F-1 and F-2 sites;
- Include office building properties that are located along Lark Avenue (CM zone);
- Include properties located along University Avenue (CM and LM zoned);
- Include vacant Cal Trans property located next to the mobile home park;
- Consider adding residential uses and increase density along Lark Avenue and University Avenue; and
- Retain office, light industrial, and residential as mixed-use.

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Winchester Boulevard District

- Remove the G-3 site, El Camino Hospital site, as requested by the property owner (Old Courthouse site); and
- Include parcel on Winchester Boulevard located west of the G-1 site.

Pollard Road District

- Keep the H-1, H-2 and H-3 sites;
- Encourage residential and commercial mixed-use development; and
- Retain community facing businesses.

Union Avenue

- Keep the I-2 and I-1 sites; and
- Include office building parcels located at the corner of Pinehurst Avenue and Los Gatos-Almaden Road.

Hardwood Road District

- Keep the J-1 and J-2 sites;
- Include triangular bank parcel located to the west of the J-2 site; and
- Include the parcel located at the corner of Hardwood Road and Blossom Hill Road (zoned C-1);
- Encourage residential and commercial mixed-use development; and
- Retain community facing businesses.

VERBAL COMMUNICATIONS

None.

ADJOURNMENT

The meeting adjourned at Time 8:30 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 5, 2022, meeting.

/s/Joel Paulson, Director of Community Development